135.0	0001	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	766,400 / 766,400
					USE VALUE:	766,400 / 766,400
					ASSESSED:	766,400 / 766,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		MORTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PETROSKY MATTHEW
Owner 2:	GAJ MARGARET
Owner 3:	
Street 1:	9 MORTON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MURPHY MARY T -
Owner 2:	-
Street 1:	9 MORTON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,744 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1970, having primarily Wood Shingle Exterior and 1659 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7744.000	244,500		521,900	766,400
Total Card	0.178	244,500		521,900	766,400
Total Parcel	0.178	244,500		521,900	766,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.97 | /Parcel: 461.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 86677

GIS Ref

GIS Ref

Insp Date 09/30/17

!10489!

PREVIOUS ASSESSMENT

Parcel ID 135.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	244,500	0	7,744.	521,900	766,400	766,400	Year End Roll	12/18/2019
2019	101	FV	234,000	0	7,744.	489,200	723,200	723,200	Year End Roll	1/3/2019
2018	101	FV	234,000	0	7,744.	404,400	638,400	638,400	Year End Roll	12/20/2017
2017	101	FV	234,000	0	7,744.	371,800	605,800	605,800	Year End Roll	1/3/2017
2016	101	FV	234,000	0	7,744.	339,200	573,200	573,200	Year End	1/4/2016
2015	101	FV	216,200	0	7,744.	332,700	548,900	548,900	Year End Roll	12/11/2014
2014	101	FV	216,200	0	7,744.	309,200	525,400	525,400	Year End Roll	12/16/2013
2013	101	FV	216,200	0	7,744.	294,200	510,400	510,400		12/13/2012

PRINT

Date	Time
12/11/20	00:47:22

LAST REV

Date	Time
08/03/18	08:04:33
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10489

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY MARY T,	57807-594		11/7/2011		498,687	No	No		
	12523-399		9/18/1973		50,400	No	No		N

USER DEFINED

Prior Id # 1:	86677
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/12/2018	778	New Wind	4,650	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2017	MEAS&NOTICE	HS	Hanne S
7/2/2012	Measured	MM	Mary M
3/31/2009	Inspected	189	PATRIOT
1/29/2009	Measured	372	PATRIOT
11/2/1999	Meas/Inspect	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7744		Sq. Ft.	Site		0	80.	0.84	9									521,859						521,900	

Total AC/HA: 0.17778 | Total SF/SM: 7744 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 521,859 | Spl Credit | Total: 521,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	29.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	29.9	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	126.968
Other Features:	89500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	348760
Depreciation:	104279
Depreciated Total:	244481

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3		Baths: 1				HB 1			

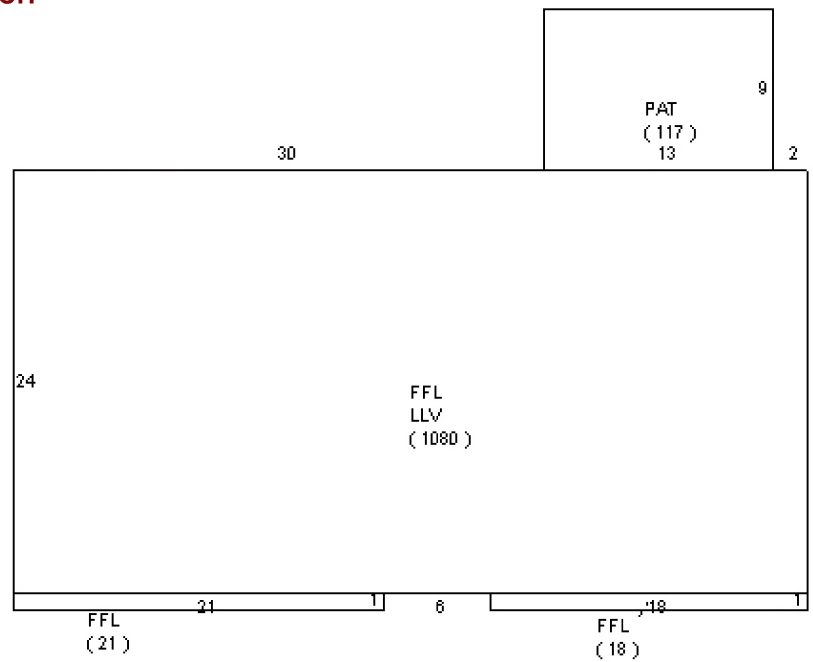
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,119	126.970	142,077
LLV	Lower Level	1,080	78.560	84,846
PAT	Patio	117	5.400	632
	Net Sketched Area:	2,316	Total:	227,555
Size Ad	1119	Gross Are	2316	FinArea 1659

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	139.66
Special Features:	0	Val/Su Net:	105.57
Final Total:	244500	Val/Su SzAd	218.50

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 135.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: